



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Dr. Juliet Berling

Meeting Date: 27, October 2015
Sent To: Commission on Architecture & Urban Design Members
Subject: **73 Court Street- Signage Review**
Tax ID: 160.41-1-21
Case: CAUD 2015-59

A. Review Requested

The Applicant, Lauren B. Hering, has submitted an application for Design Review of the premises located at 72 Court Street, Tax Map number, 160.41-1-21. This property is a contributing structure in the Court Street Local, State and National Historic District. All exterior modifications, including signage, must be reviewed and approved by the Commission on Architecture and Urban Design (CAUD) in accordance with §18-78 of the City of Binghamton City Code prior to the issuance of a sign permit.

B. Proposal

The Applicant has replaced former window decals with new vinyl window decals at their business, *The Place on Court* (formerly *Merlin's*). One decal, measuring 14 square feet, has been proposed to be placed on the main storefront window of the first floor. The window measures as 52 square feet according to the Applicants measurements. Additional minimal impact signage has been proposed for the front and side door, measuring ~2.5 square feet for each sign.

C. Permitted Sign Regulations

73 Court Street is located in the C-2, Downtown Business District. Under the Zoning Code, the following regulations apply:

PERMITTED AREA OF SIGNAGE:	
Primary Frontage (Court Street)	
<i>Permitted</i>	46.22 square feet
<i>Current</i>	~17 square feet

D. Staff Findings

The proposed signage is minimal in color and design and appears to have little to no impact on character defining features of the building. Staff has evaluated this signage proposal as compliant with the zoning code.

E. Historic Design Guidelines

The proposed signage meets all the aesthetic and design quality requirements for signage recommended by the Historic Design Guidelines.

F. Photographs



Current Site Conditions (September 2015)



Current Site Conditions (September 2015)

3 GRAPHICS & SIGNS 3 Graphics & Signs 514 Chicago Street Binghamton, NY 13904 O: 607-723-8941 F: 607-231-3917 www.3graphics.com sales@3graphics.com www.facebook.com/3Graphics		Description: Note: Colors are for representational only and may not accurately match the finished product. Please refer to entire Color Guide and/or Material Samples for color match. The Place On Court - 73 Court Street Cut vinyl graphics on front window, applied second surface to inside of glass Network copy right to 3 Graphics & Signs		JOB NUMBER: DATE: 9-21-15	
Signatures Required Before Release To Production: <input type="checkbox"/> Y <input type="checkbox"/> N		Client/Approval: <input type="checkbox"/> Y <input type="checkbox"/> N		Engineering: <input type="checkbox"/> Y <input type="checkbox"/> N	
Survey Taken By: <input type="checkbox"/> Y <input type="checkbox"/> N		Date: <input type="checkbox"/> Y <input type="checkbox"/> N		Date: <input type="checkbox"/> Y <input type="checkbox"/> N	
Survey Taken: <input type="checkbox"/> Y <input type="checkbox"/> N		Date: <input type="checkbox"/> Y <input type="checkbox"/> N		Date: <input type="checkbox"/> Y <input type="checkbox"/> N	
Survey Form Used: <input type="checkbox"/> Y <input type="checkbox"/> N		Code Supplied: <input type="checkbox"/> Y <input type="checkbox"/> N		Permit/Required: <input type="checkbox"/> Y <input type="checkbox"/> N	
Dig Safe: <input type="checkbox"/> Y <input type="checkbox"/> N		Dig Safe: <input type="checkbox"/> Y <input type="checkbox"/> N		Dig Safe: <input type="checkbox"/> Y <input type="checkbox"/> N	



Frontage - 20'
 Window area
 - Left pane - 18"x80"
 - Center pane - 94"x80" (52 sq.ft.)
 - Right pane - 18"x80"
 Logo
 82"x46" - 14 sq.ft.

